

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

LEVITT & SLAFKES, P.C.  
515 Valley Street, Suite 140  
Maplewood, New Jersey 07040  
Tel: (973) 313-1200  
E-Mail: [Blevitt@lsbankruptcylaw.com](mailto:Blevitt@lsbankruptcylaw.com)  
Attorneys for Debtor  
By: Bruce H. Levitt, Esq. (BL9302)

In Re:

GEORGE J. DROSTE,  
  
Debtor.



Order Filed on June 24, 2021  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 17-32114

Hearing Date: June 24, 2021

Chapter: 13

Judge: VFP

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: June 24, 2021**

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".  
\_\_\_\_\_  
**Honorable Vincent F. Papalia**  
**United States Bankruptcy Judge**

After review of the Debtor's motion for authorization to sell the real property commonly known as 19 Yale Terrace, Belleville, New Jersey, New Jersey (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. X In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of Professional:	Dell'Italia & Santola	Jordan Baris, Realtors	Levitt & Slafkes
Amount to be paid:	\$1,450.00	\$28,325.00	\$1,500.00
Services rendered:	Real Estate Counsel	Realtor	Debtor Counsel

**OR:** ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$\_\_\_\_\_ claimed as exempt may be paid to the Debtor.
6. The ☐ *balance of proceeds* or the X *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.

9. Other provisions:

The stay provided for under Bankruptcy Rule 6004(h) is waived.

The first mortgage on the Real Property shall be paid in full based upon the payoff provided by the creditor at the time of closing.

All outstanding real estate taxes and water charges, including interest due, and shall be paid from the proceeds of sale.

The balance necessary to pay a 100% distribution under the Debtor's Chapter 13 Plan shall be paid to the Trustee from the closing proceeds.

The sale shall be free and clear of the judgment lien of New Century Financial Services, Inc., said lien, if any, to attach to the proceeds of sale. Said lien is subject to avoidance pursuant to the confirmed Plan in this matter.

In re:  
George J Droste  
Debtor

Case No. 17-32114-VFP  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: Jun 24, 2021

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 26, 2021:

Recip ID	Recipient Name and Address
db	+ George J Droste, 19 Yale Terrace, Belleville, NJ 07109-2103
aty	+ Dell'Italia & Santola, Dell'Italia & Santola, 301 S. Livingston Avenue, Suite 100, Livingston, NJ 07039-3929

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 26, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 24, 2021 at the address(es) listed below:

Name	Email Address
Bruce H Levitt	on behalf of Debtor George J Droste <a href="mailto:blevitt@levittslafkes.com">blevitt@levittslafkes.com</a> <a href="mailto:sslafkes@levittslafkes.com">sslafkes@levittslafkes.com</a> ; <a href="mailto:lspcattorneys@gmail.com">lspcattorneys@gmail.com</a> ; <a href="mailto:hbr69524@notify.bestcase.com">hbr69524@notify.bestcase.com</a> ; <a href="mailto:lbankruptcyntices@gmail.com">lbankruptcyntices@gmail.com</a>
Denise E. Carlon	on behalf of Creditor Toyota Motor Credit Corporation <a href="mailto:dcarlon@kmlawgroup.com">dcarlon@kmlawgroup.com</a> <a href="mailto:bkgroup@kmlawgroup.com">bkgroup@kmlawgroup.com</a>
Jonathan C. Schwalb	on behalf of Creditor FMJM RWL V Trust 2020-1 <a href="mailto:bankruptcy@friedmanvartolo.com">bankruptcy@friedmanvartolo.com</a>
Lauren Moyer	on behalf of Creditor CTF Asset Management LLC <a href="mailto:lmoyer@mwclaw.com">lmoyer@mwclaw.com</a> , <a href="mailto:nj-ecfmail@ecf.courtdrive.com">nj-ecfmail@ecf.courtdrive.com</a>
Marie-Ann Greenberg	<a href="mailto:magecf@magtrustee.com">magecf@magtrustee.com</a>
Melissa S DiCerbo	

District/off: 0312-2

User: admin

Page 2 of 2

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on behalf of Creditor WVUE 2015-1 nj-ecfmail@mwclaw.com nj-ecfmail@ecf.courtdrive.com

Rebecca Ann Solarz

on behalf of Creditor Toyota Motor Credit Corporation rsolarz@kmlawgroup.com

Steven Martino

on behalf of Creditor Township of Belleville SteveM@Iacullomartino.com DawnP@Iacullomartino.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9